



Miami-Dade County
Department of Planning and Zoning



HEARING ADVERTISEMENT REVIEW TRANSMITTAL LETTER

July 6, 2004

MICHAEL LARKIN, ESQ
200 S. BISCAYNE BLVD. - 850
MIAMI FL, 33131

Zoning Hearings Section
111 NW 1 STREET, SUITE 1110
MIAMI, FLORIDA 33128
(305) 375-2640

Re: Zoning Hearing Application # **Z2004000067** for **TRINITY PROPERTIES OF AVENTURA** . Date filed:
03-MAR-04.

Dear **MICHAEL LARKIN, ESQ** :

Below is the zoning hearing advertisement (ad), which contains all zoning requests submitted by the applicant. Please review the request(s), property location, legal description of the subject property, etc. and advise me of any changes or omissions within 10 calendar days. See my e-mail and mailing addresses below. If you concur that the ad is satisfactory, the hearing file will be forwarded to the Zoning Evaluation Section for further processing and recommendation.

If you do not concur with the ad and wish to make changes to the request or to plans, or otherwise submit additional documents, such changes and submittals shall be accepted during the next available filing period when they will be incorporated into the ad. All changes to the hearing advertisement will be re-sent to you for your review and approval. If you fail to respond within 10 days, the file will proceed to the Zoning Evaluation Section for further review and evaluation.

Once departmental comments & clearance have been obtained from DERM, Public Works, the School Board and other pertinent departments, the Zoning Evaluation Section will prepare the Department's recommendation and will send it to you for your review. Once again you will be given a 10-day period to respond whether no further documents will be submitted or whether you intend to submit additional documentation (for example: the submittal of a draft covenant).

Once you communicate to us that you wish the application to proceed or if you fail to respond within 10 calendar days, the application will be forwarded to the Agenda Coordinator's Office to be scheduled for hearing. If changes are requested by the Applicant, the changes and submittals shall be accepted during the next available filing period and will be incorporated into the ad. All changes will be resent to you for your review.

Please select one of the following options and send it to the Zoning Hearing Specialist listed below:

- ☐ I concur with the advertisement.
- ☐ I find the following problem or omission: _____
- ☐ I will be making changes to the application or Plans. Please hold the file.

I understand that changes to the advertisement may require additional fees and that my hearing will not be scheduled until all fees have been paid.

SEE ATTACHED ADVERTISEMENT

Please respond to **JORGE VITAL** at JVITAL@miamidade.gov, or mail to below address.

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MIAMI, FLORIDA 33128
(305) 375-2640

Applicant's Draft

HEARING No.

(04-067)

STR:

03-52-42

Council Area:

C02

Commissioner Dist.:

04

APPLICANT: TRINITY PROPERTIES OF AVENTURA

- (1)

D.B.C. FROM RU-3M & IU-1 TO IU-1

REQUEST # 1 ON PARCEL I.
- (2)

D.B.C. FROM RU-3M TO BU-2

REQUEST # 2 ON PARCEL II.

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE ZONING DEPARTMENT. THEY ARE ENTITLED "PROPOSED SELF STORAGE FACILITY FOR BLUE GREEN COMMERCIAL CORP.," AS PREPARED BY BLITSTEIN DESIGN ASSOCIATES, AND CONSISTING OF TWELVE SHEETS DATED JUNE 7, 2004. PLANS MAY BE MODIFIED AT PUBLIC HEARING.

SUBJECT PROPERTY: (legal description)
SEE ATTACHED LEGALS

LOCATION: THE NORTHWEST CORNER OF N.E. 195 STREET & WEST DIXIE HIGHWAY, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 2.57 ACRES

PRESENT ZONING:

RU-3M

IU-1

Minimum Apt. House 12.9 units / net acre

Industry - Light

CONTACT PERSON:

MICHAEL LARKIN, ESQ
200 S. BISCAYNE BLVD. - 850
MIAMI FL, 33131
(305) 374-5300